

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-03773

220 Court Street – Cobble Hill Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

220 COURT STREET

Brooklyn, NY 11201

Proposed rear 1st floor commercial extension

Project Data:

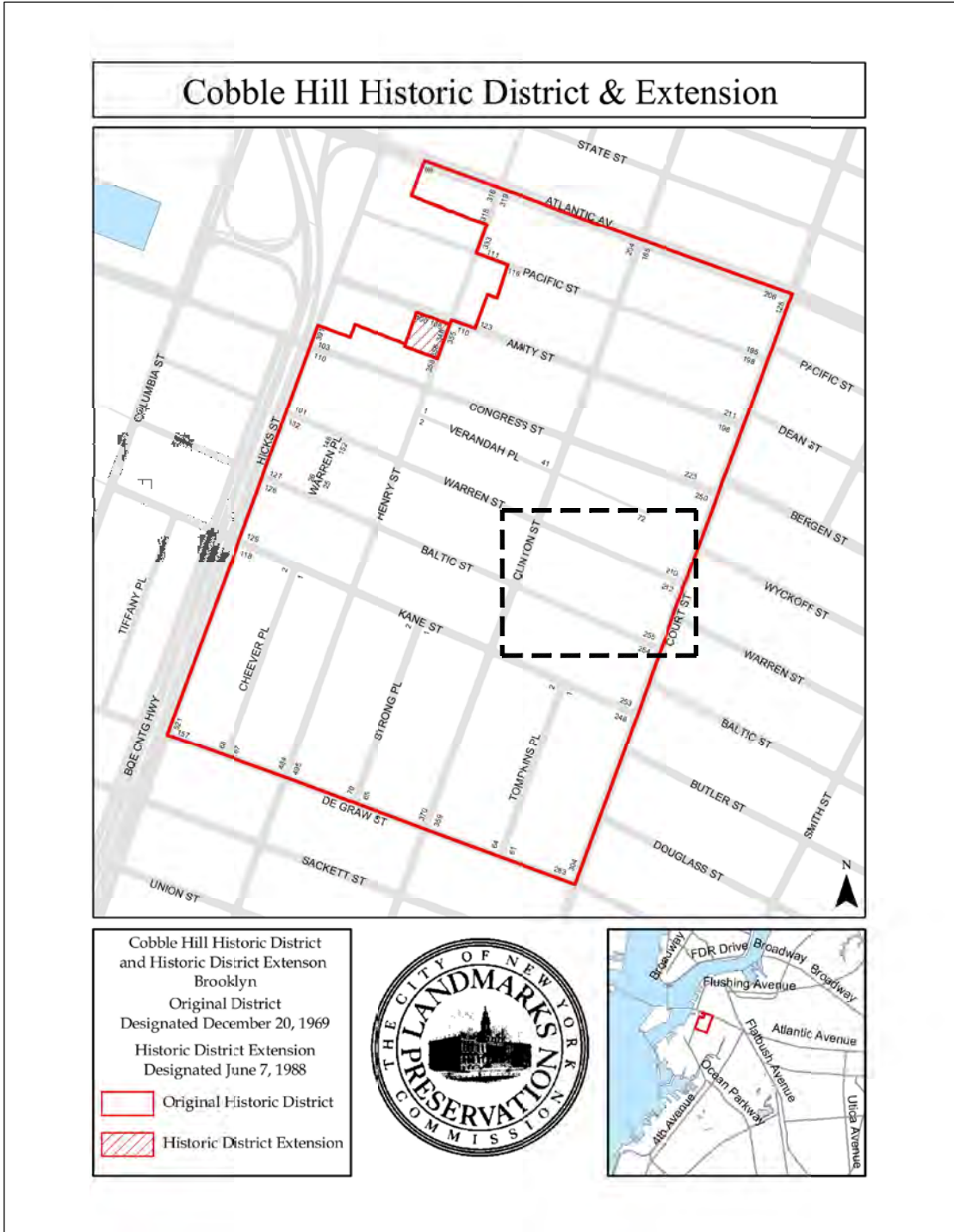
Construction Date: 1850 - 1854
Architect / Builder: Not determined
Owner / Developer: John Greacen, Jr.
Building Type: Row House
Style: Neo-Grec
Block / Lot: 307 / 31
BIN #: 3003417

Prepared and presented by:

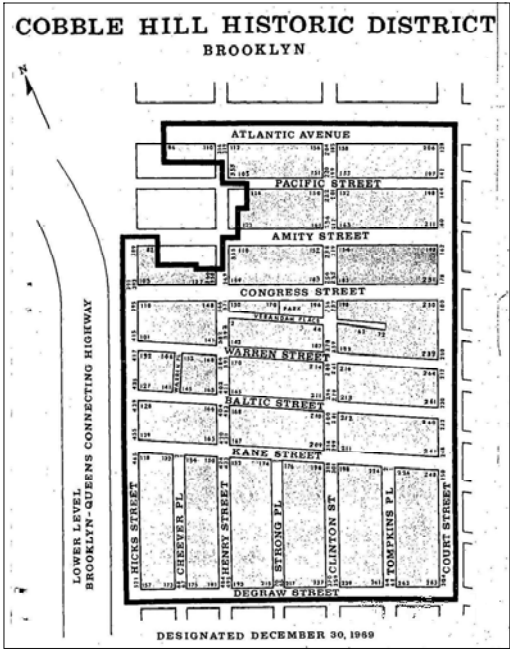
Architect: Sotir Associates
Hany Demetry, RA
9118 5th Avenue, Brooklyn, NY 11209
hdemetry@sotirassociates.com 646.663.3400

03/25/2025





COBBLE HILL HISTORIC DISTRICT



1940s PHOTO

Image courtesy of the NYC Landmarks Preservation Commission

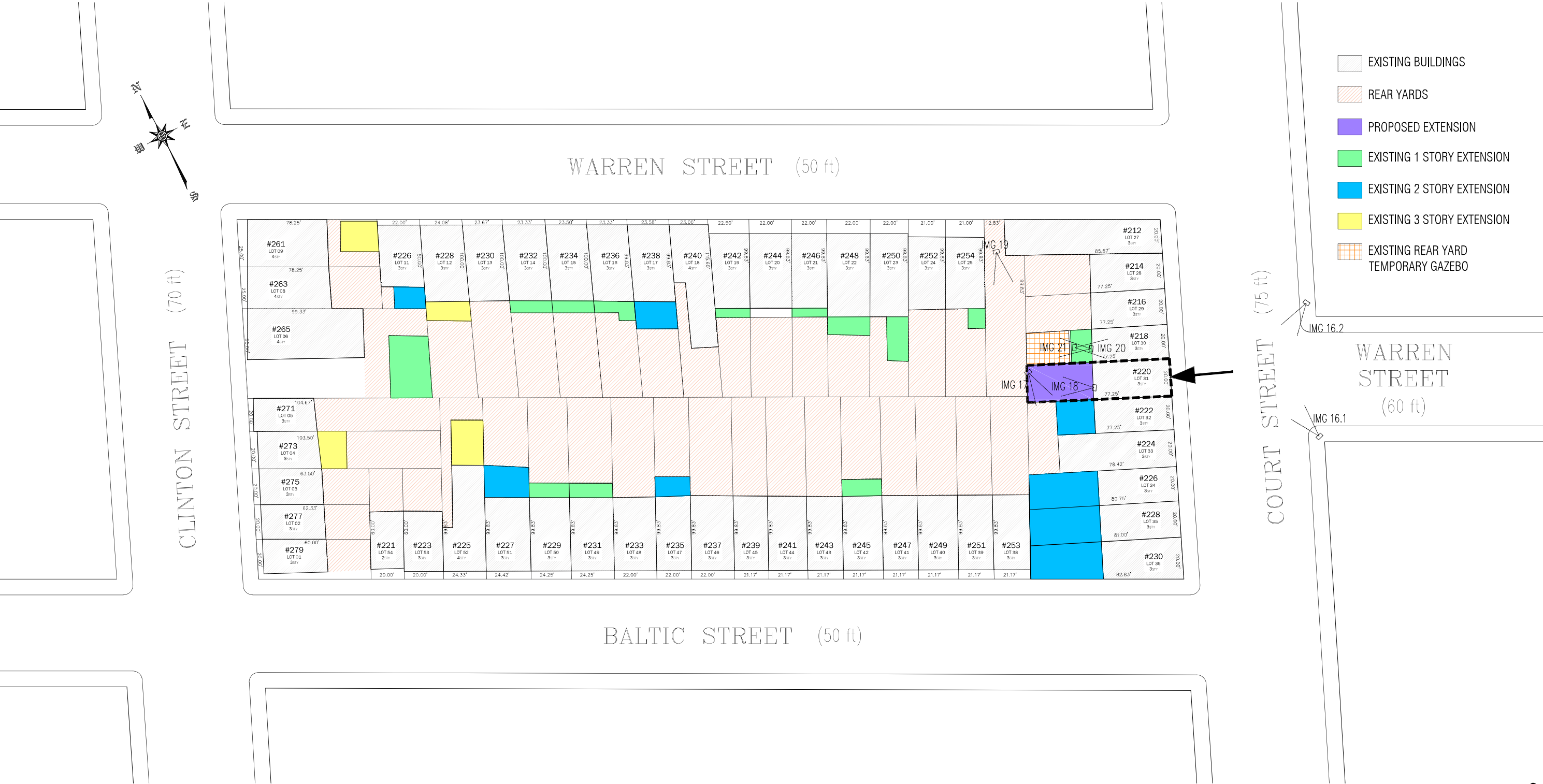
Project Scope: Horizontal rear 1st floor commercial extension, over existing rear yard. Extension total depth 37.25'

Finish material: Rear façade is currently brick finish. Proposed finish is exterior brick to match existing



CURRENT PHOTO

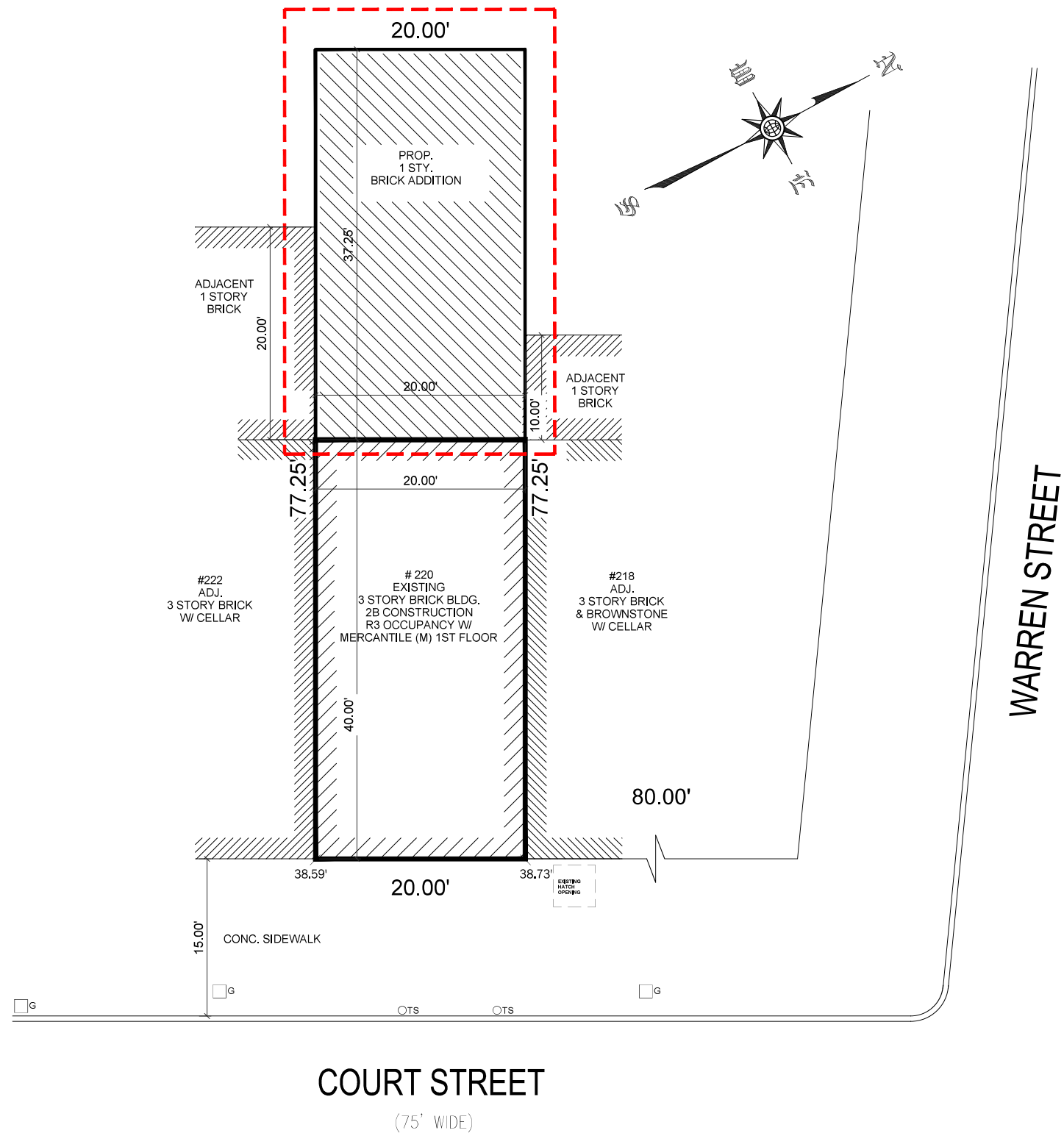
BLOCK PLAN



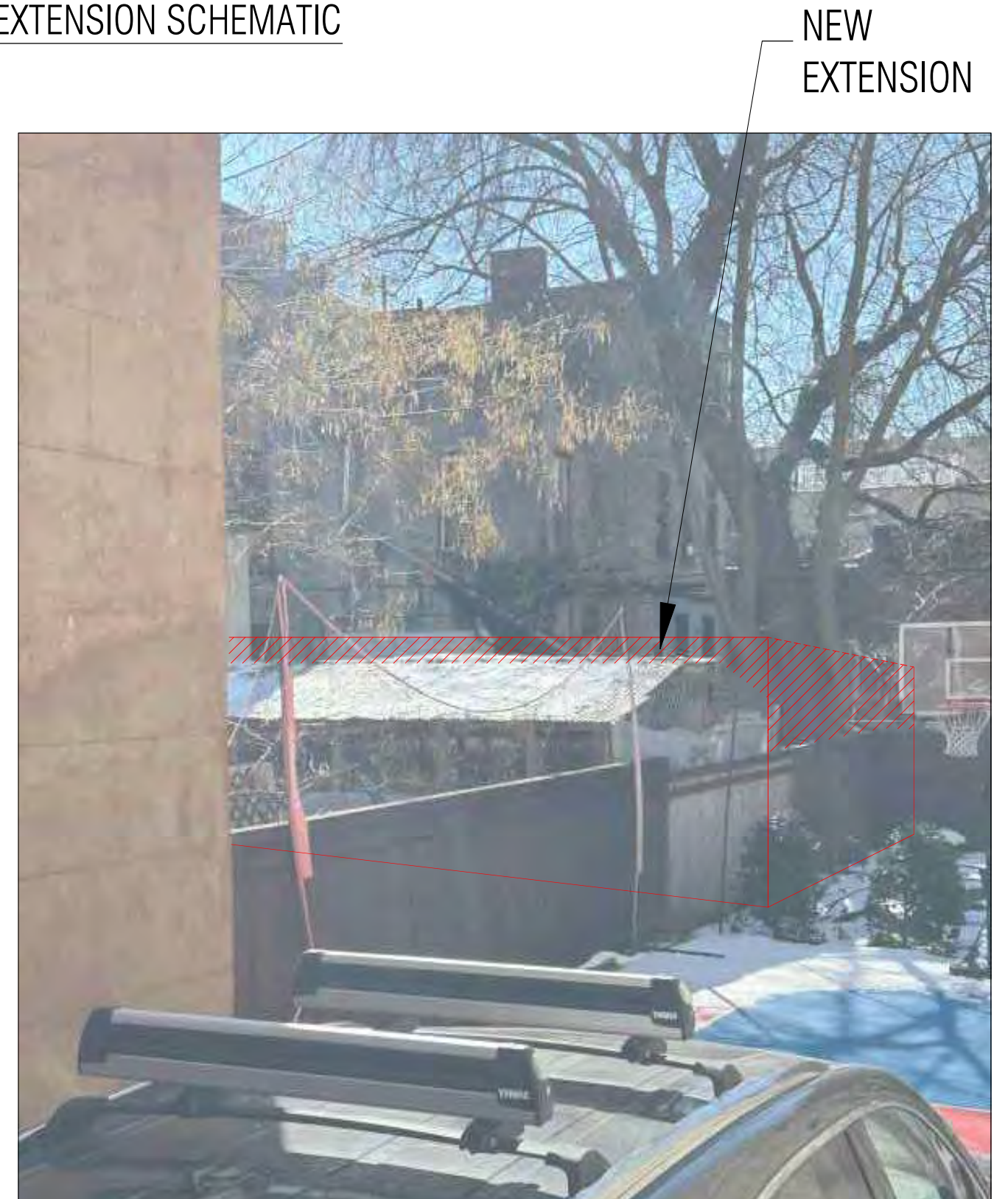
AERIAL VIEW



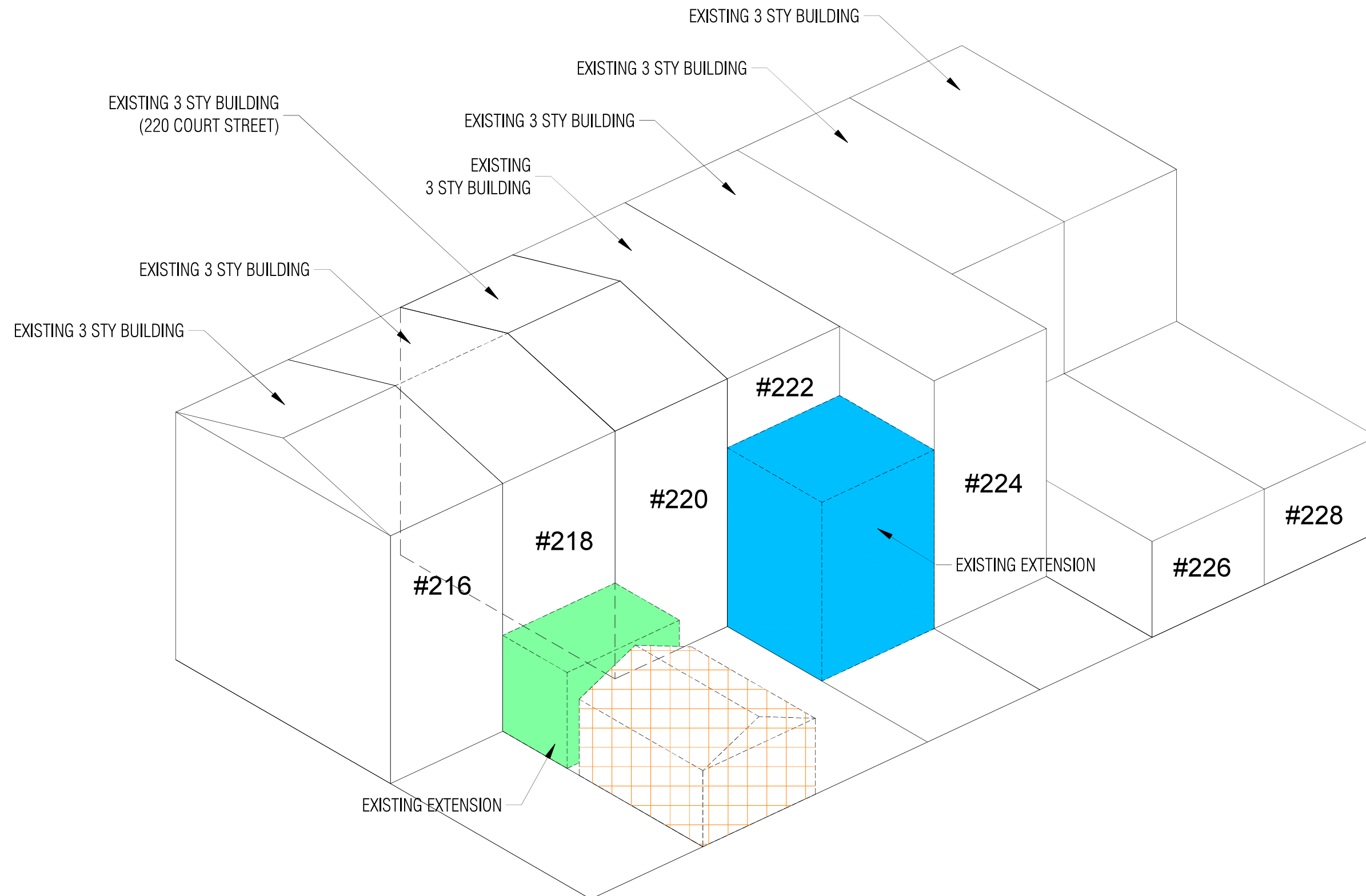
SITE PLAN



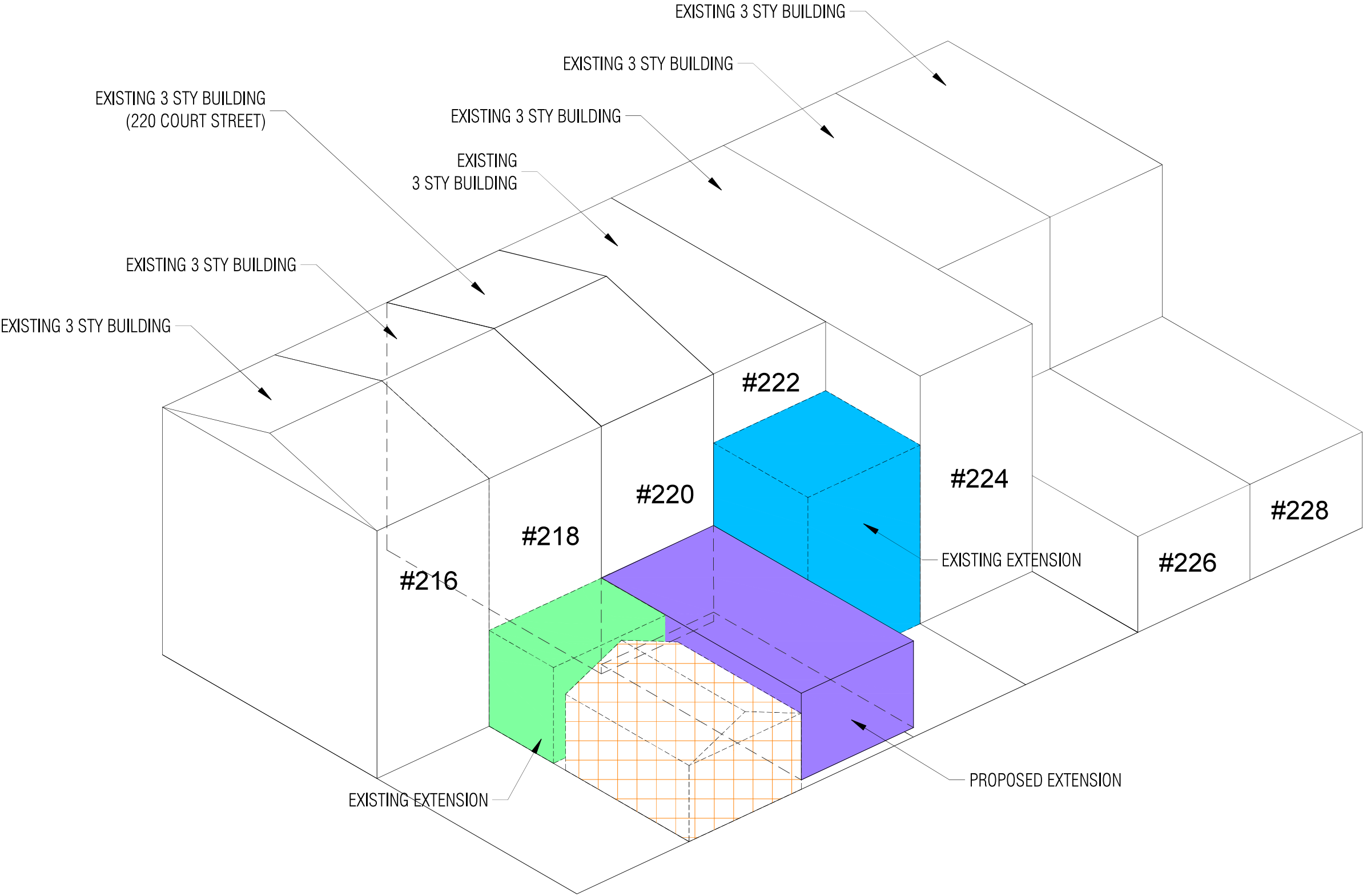
EXTENSION SCHEMATIC



3D SCHEMATIC - EXISTING



3D SCHEMATIC - PROPOSED



HISTORIC PHOTOGRAPHS - FACADE 1940s



222 COURT STREET

Image courtesy of the NYC Landmarks Preservation Commission



220 COURT STREET

Image courtesy of the NYC Landmarks Preservation Commission



218 COURT STREET

Image courtesy of the NYC Landmarks Preservation Commission

PHOTOGRAPHS - FACADE 2024



222 COURT STREET



220 COURT STREET



218 COURT STREET

EXISTING REAR
FACADE

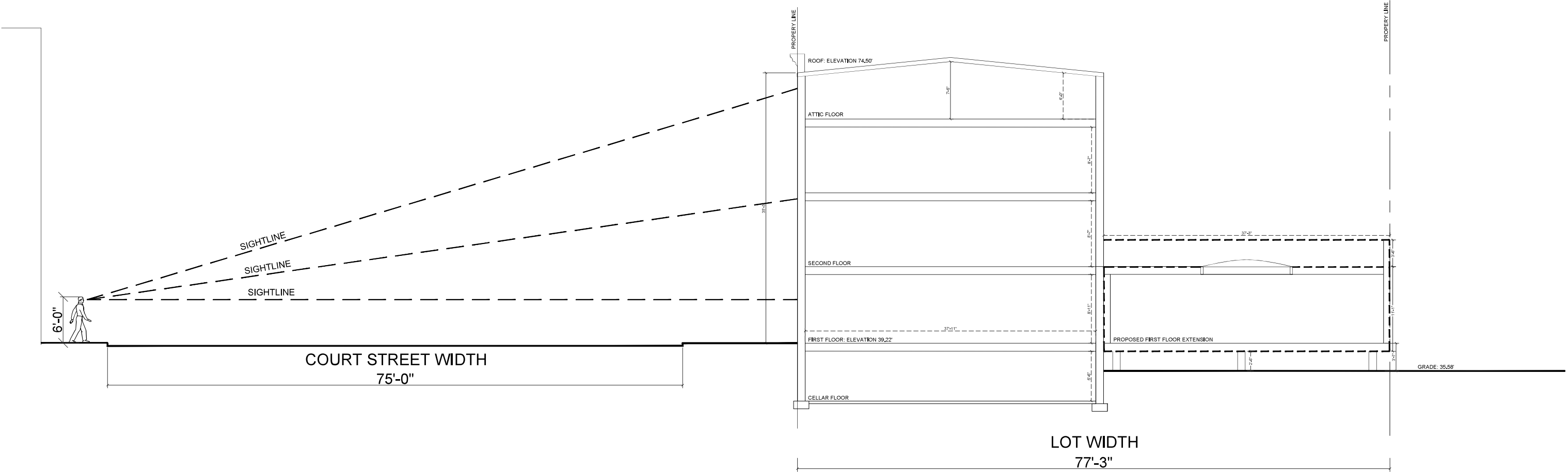


PROPOSED REAR
ELEVATION

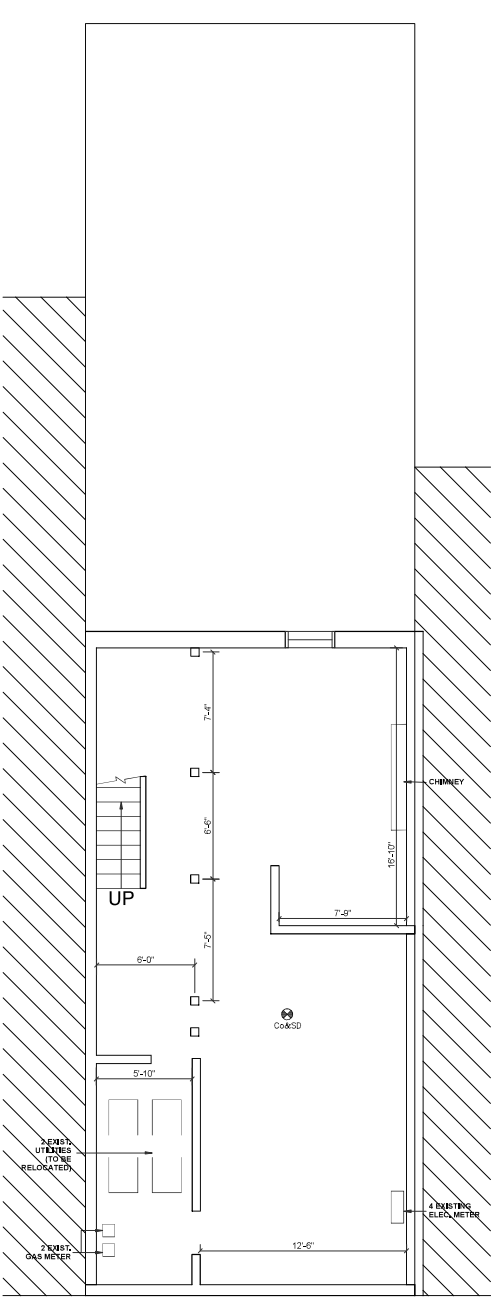


EXTERIOR BRICK TO MATCH
EXISTING FACADE COLOR

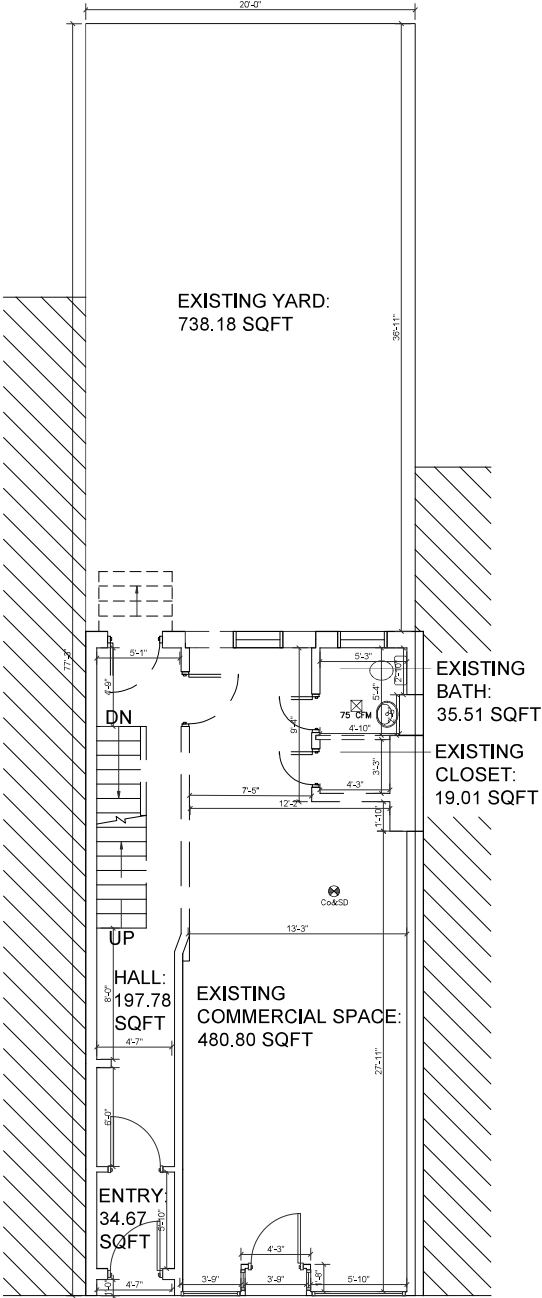
SIGHTLINE SECTION



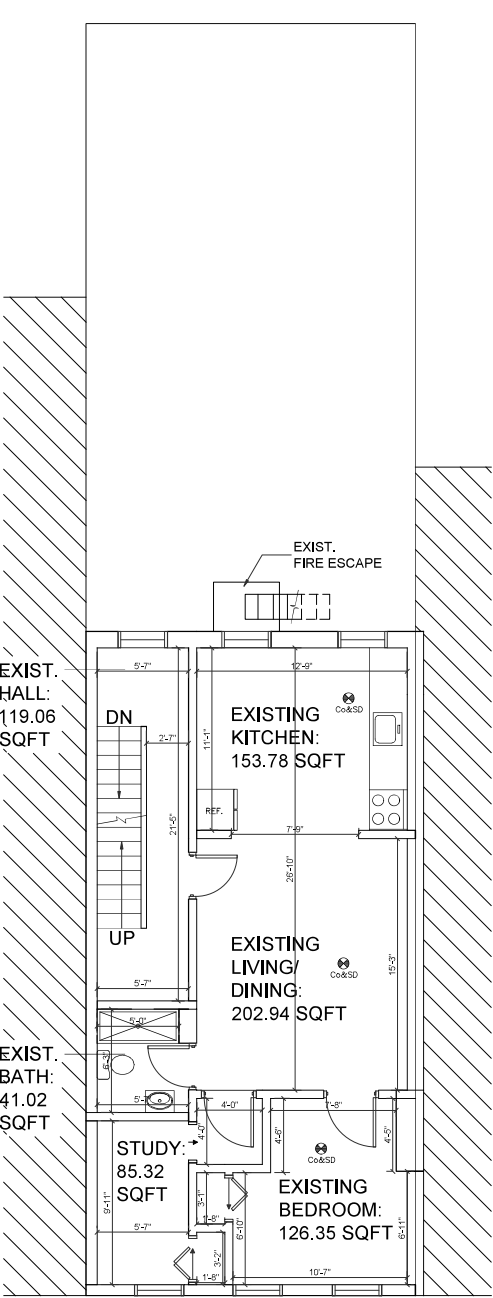
EXISTING FLOOR PLANS



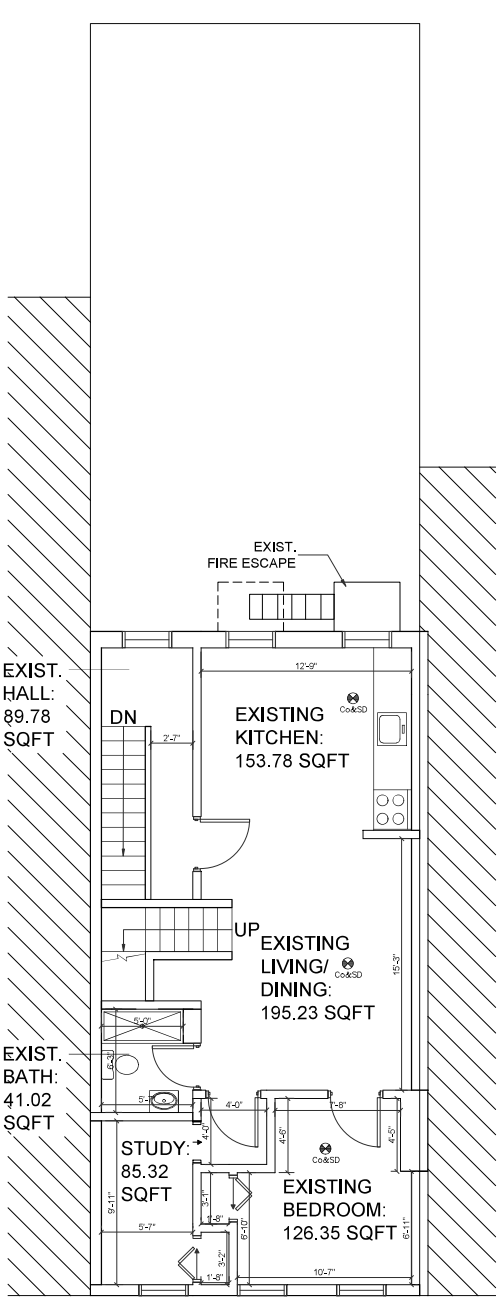
1 | EXISTING/DEMO CELLAR FLOOR PLAN
scale: 1" = 2' 5" = 10'



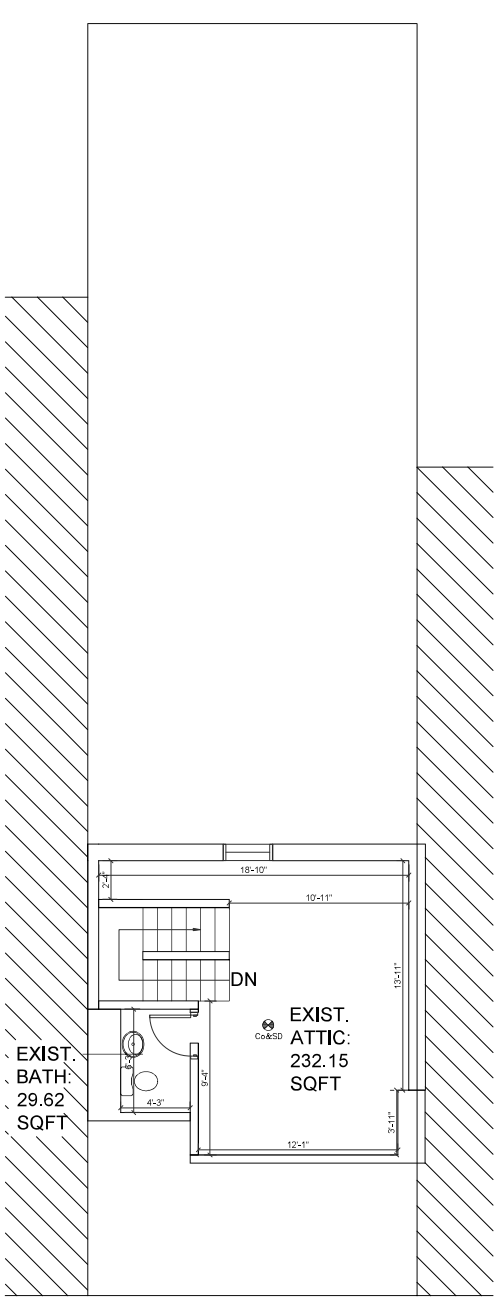
2 | EXISTING/DEMO 1ST FLOOR PLAN
scale: 1" = 2' 5" = 10'



3 | EXISTING/DEMO 2ND FLOOR PLAN
scale: 1" = 2' 5" = 10'

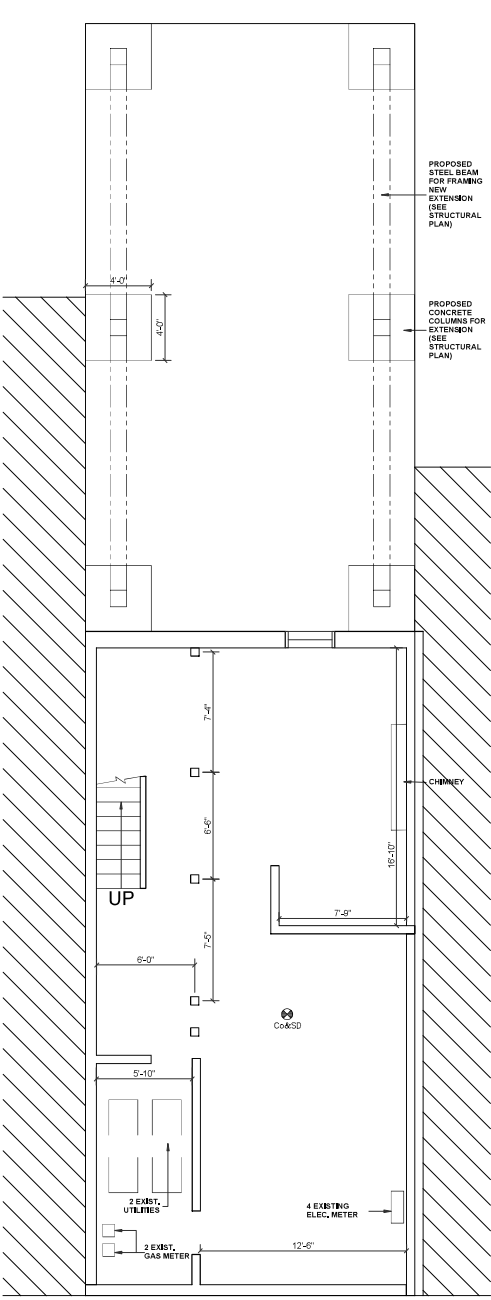


4 | EXISTING/DEMO 3RD FLOOR PLAN
scale: 1" = 2' 5" = 10'



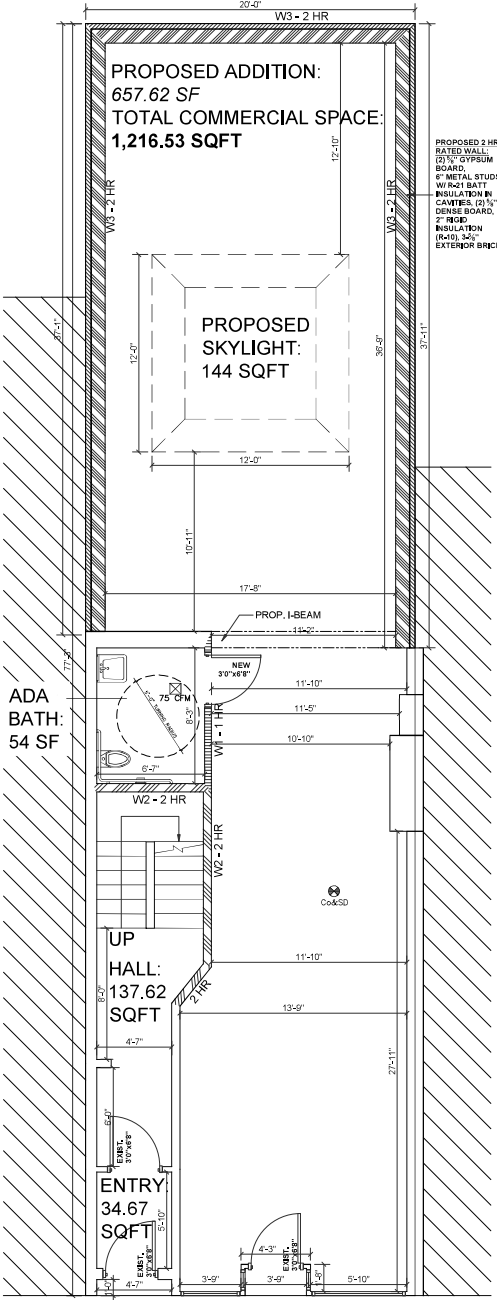
5 | EXISTING/DEMO ATTIC FLOOR PLAN
scale: 1" = 2' 5" = 10'

PROPOSED FLOOR PLANS



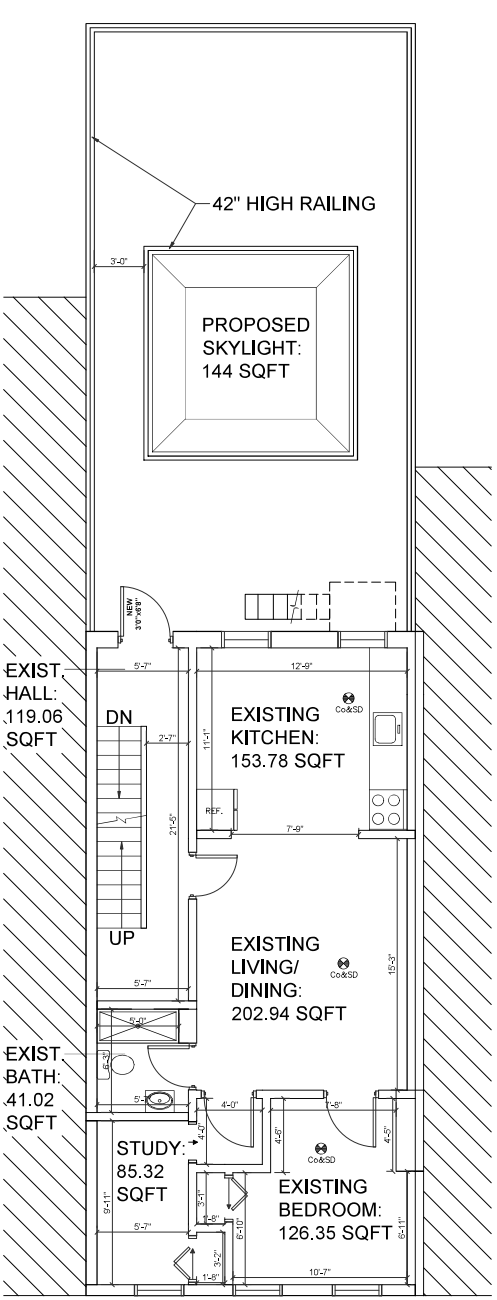
1 | PROPOSED CELLAR FLOOR PLAN

scale: 1" = 5'-0"



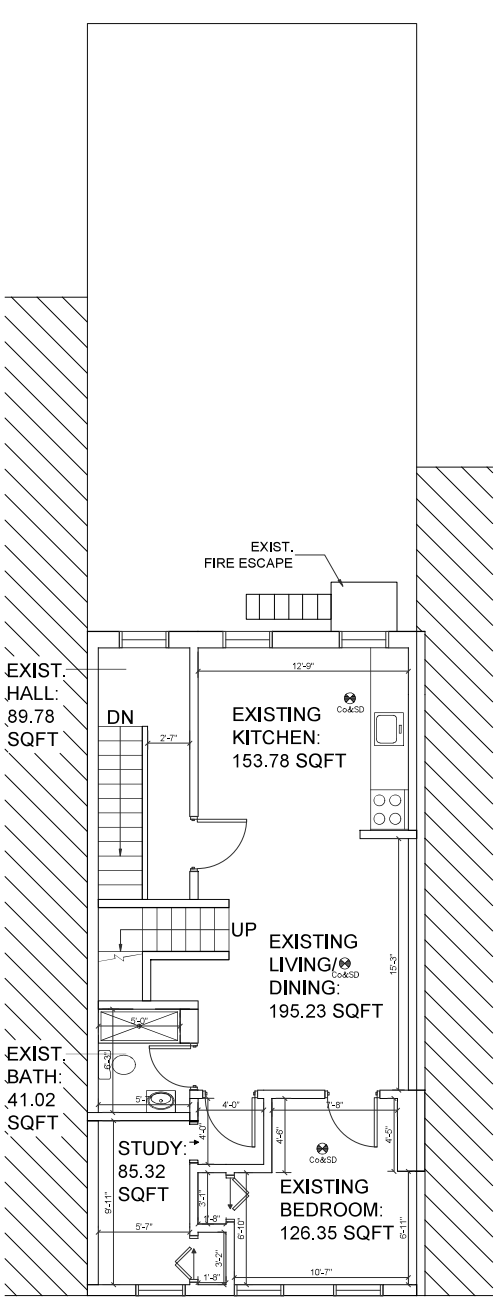
2 | PROPOSED 1ST FLOOR PLAN

scale: 1" = 5'-0"



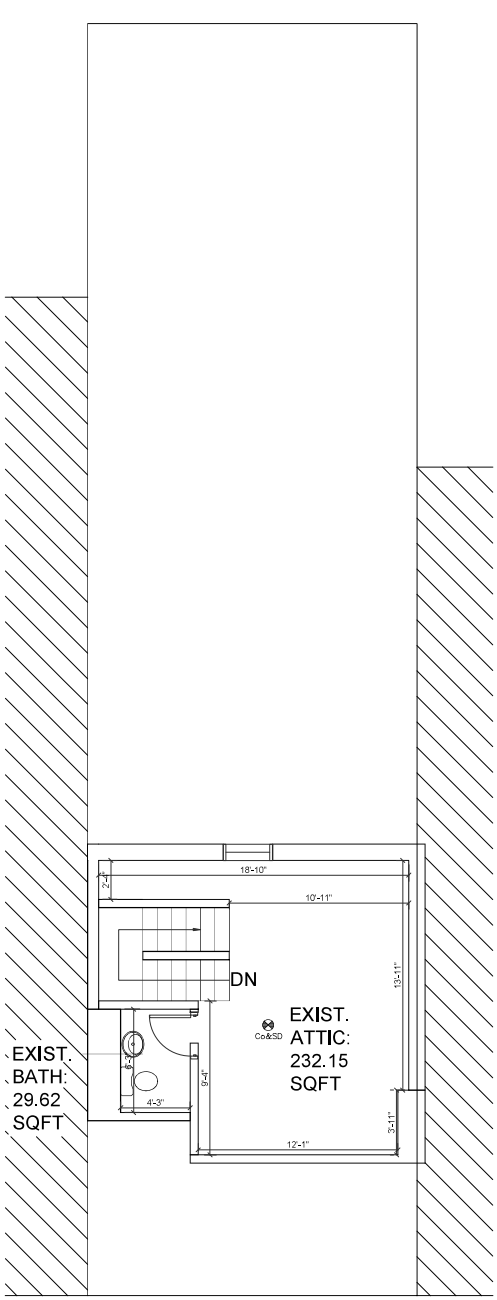
3 | PROPOSED 2ND FLOOR PLAN

scale: 1" = 5'-0"



4 | PROPOSED 3RD FLOOR PLAN

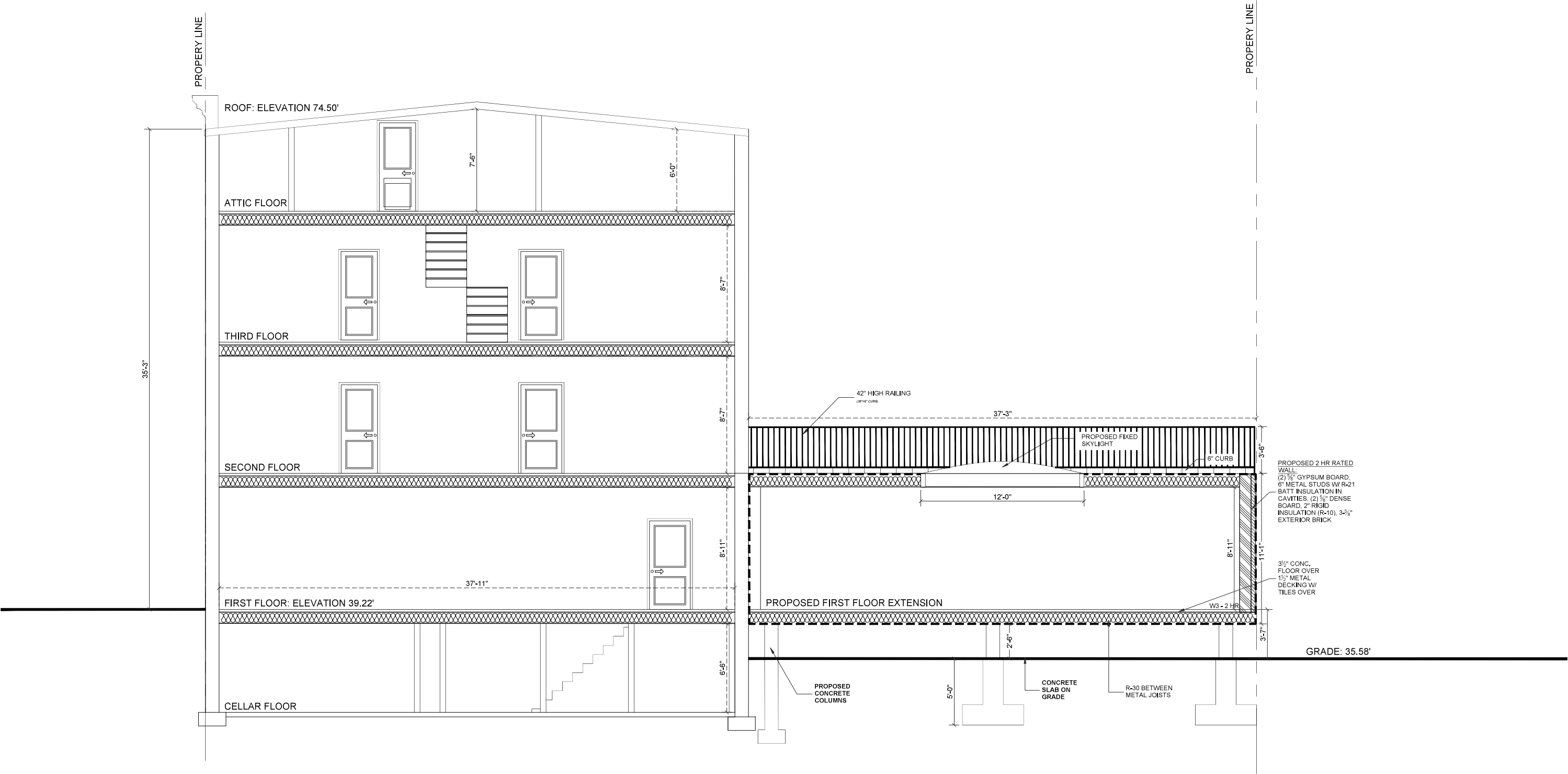
scale: 1" = 5'-0"

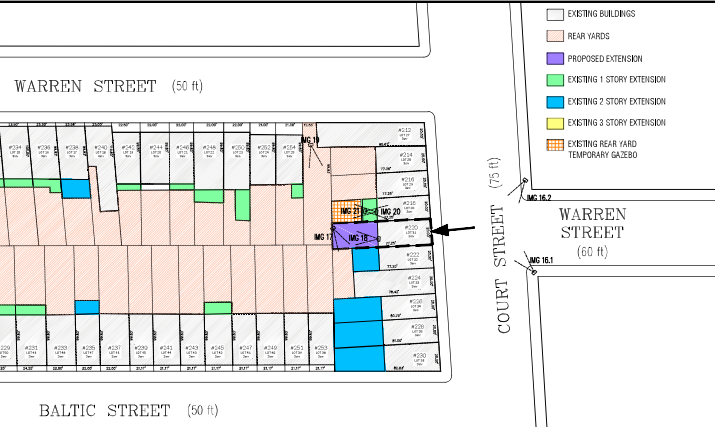


5 | PROPOSED ATTIC FLOOR PLAN

scale: 1" = 5'-0"

PROPOSED SECTION





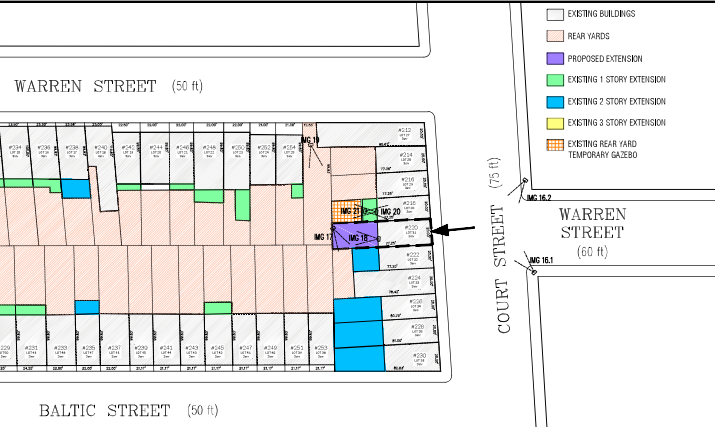
STREET VIEWS



PHOTO 16.1 - VIEW FROM CORNER OF COURT ST & WARREN ST



PHOTO 16.2 - VIEW FROM CORNER OF COURT ST & WARREN ST



REAR YARD/FACADE VIEWS



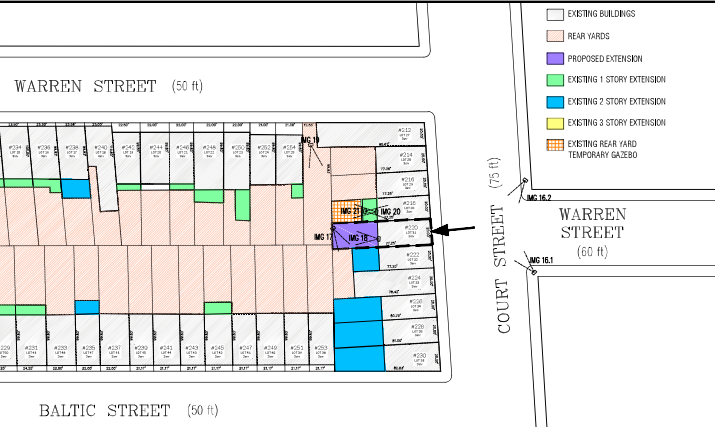
PHOTO 17.1 - FACADE OF 220 REAR



PHOTO 17.2 - REAR YARD OF 220



PHOTO 17.3 - REAR YARD OF 220



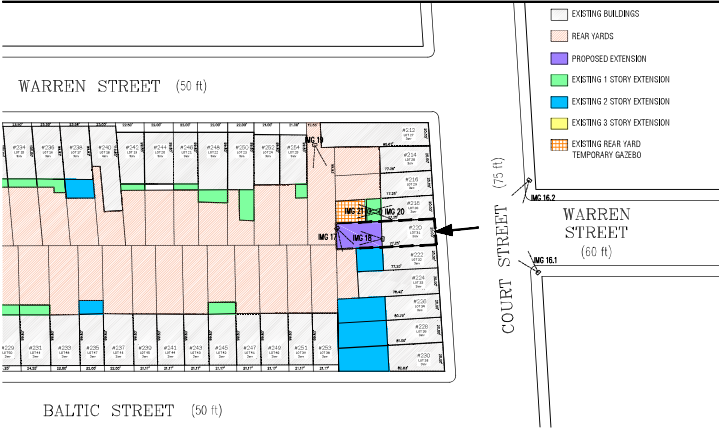
REAR YARD VIEWS



PHOTO 18.1 - REAR YARD OF 220



PHOTO 18.2 - REAR YARD (FACING) 220



REAR YARD VIEWS

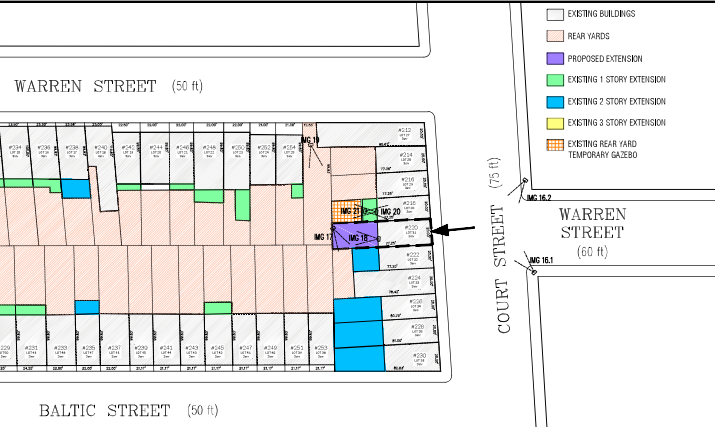
254



PHOTO 19.1 - VIEW FROM 6' ABOVE SIDEWALK AT 254 WARREN ST



PHOTO 19.2 - FROM STOOP OF 254 WARREN ST ABOVE SIDEWALK (10' HIGH)



ADJACENT REAR YARD VIEWS
(FROM 218 COURT ST REAR)



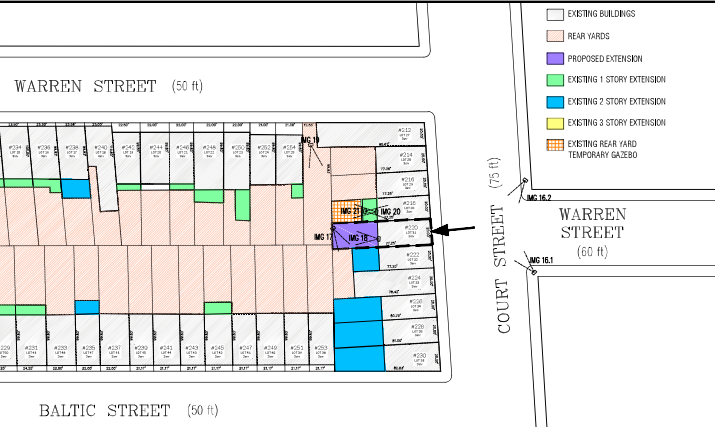
PHOTO 20.1 - REAR VIEW OF 220 FROM 218



PHOTO 20.2 - REAR VIEW OF 218 FROM 218



PHOTO 20.1 - REAR VIEW OF 216 FROM 218



ADJACENT REAR FACADE VIEWS
(FROM 218 COURT ST REAR)



PHOTO 21.1 - REAR OF 216 FROM 218

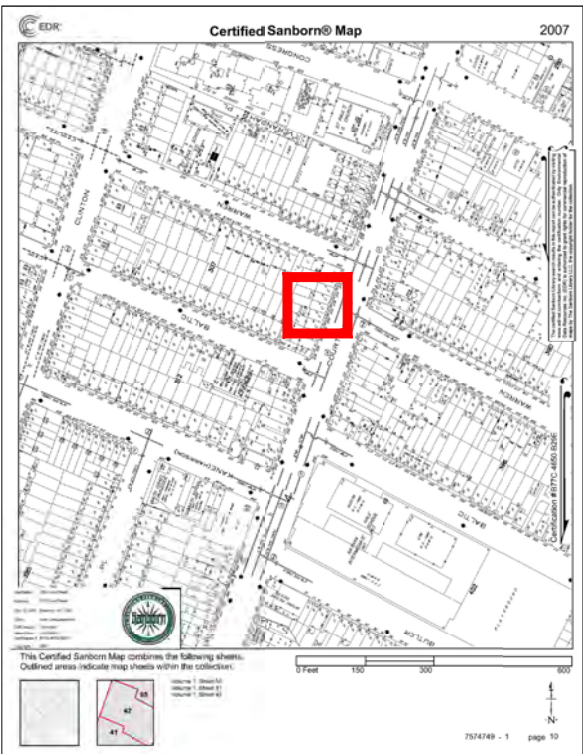
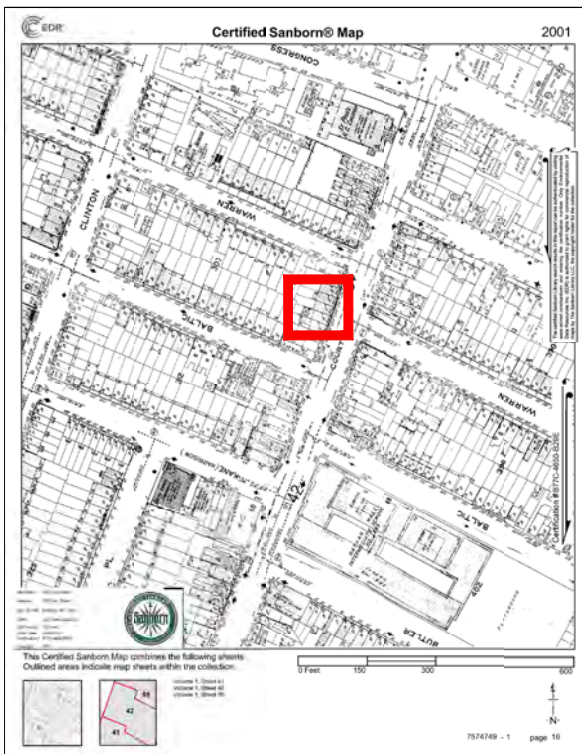
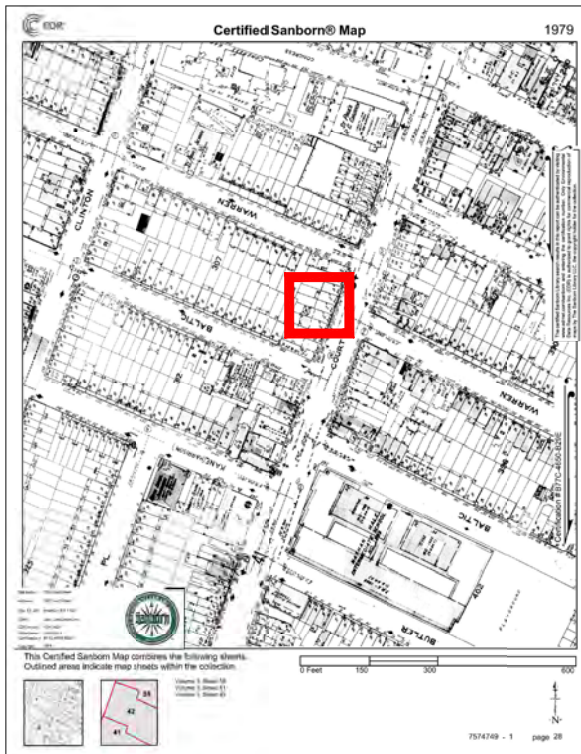
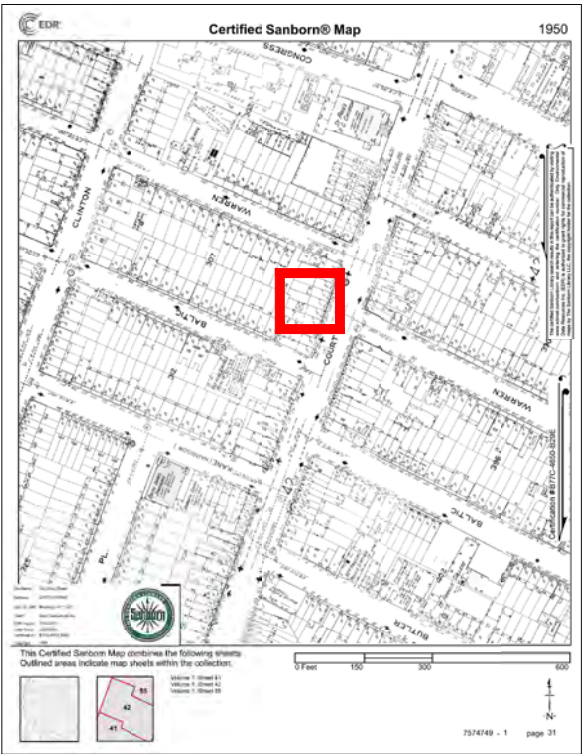
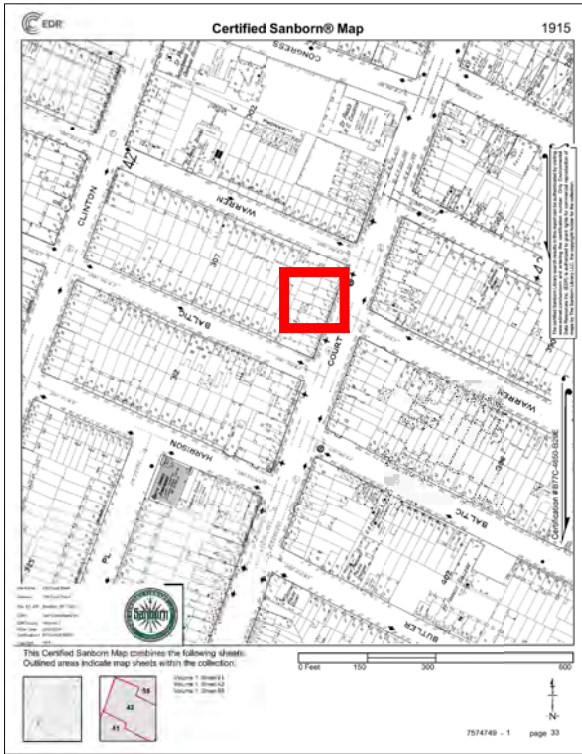
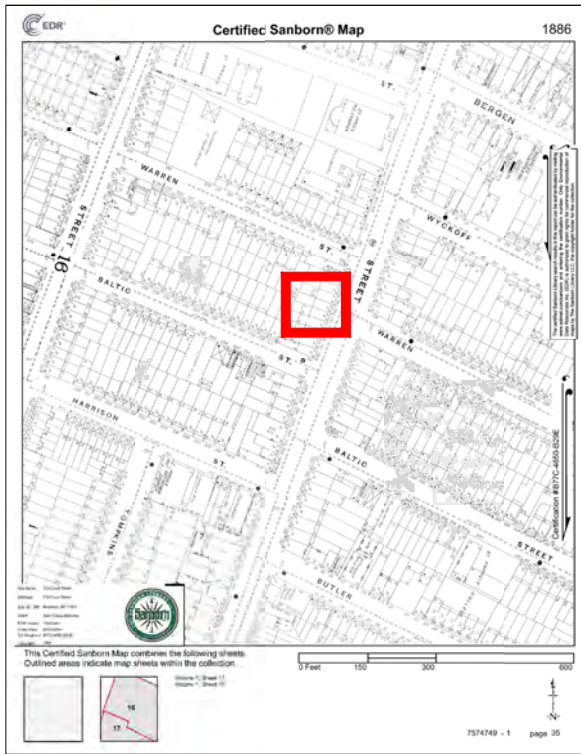


PHOTO 21.2 - REAR FACADE OF 218

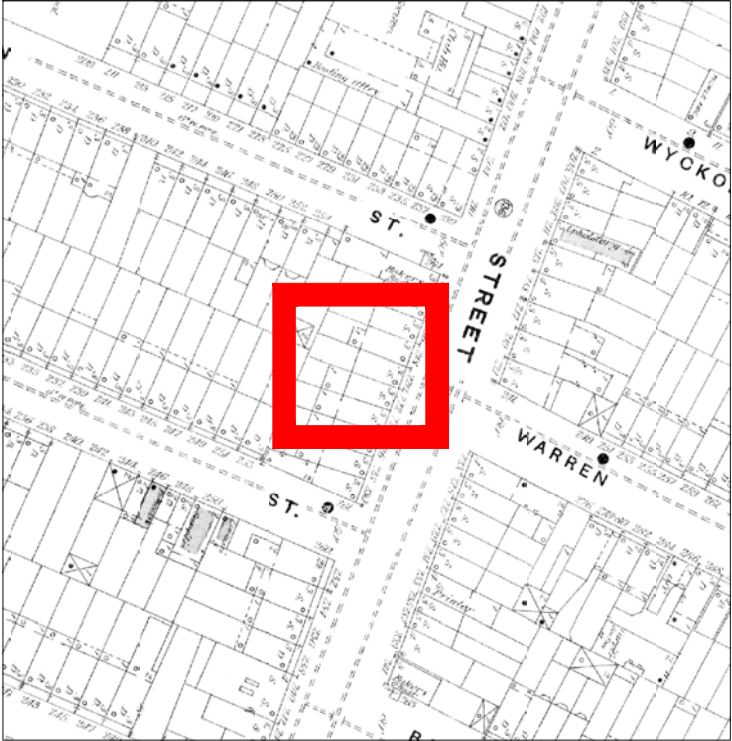


PHOTO 21.3 - REAR OF 220 FROM 218

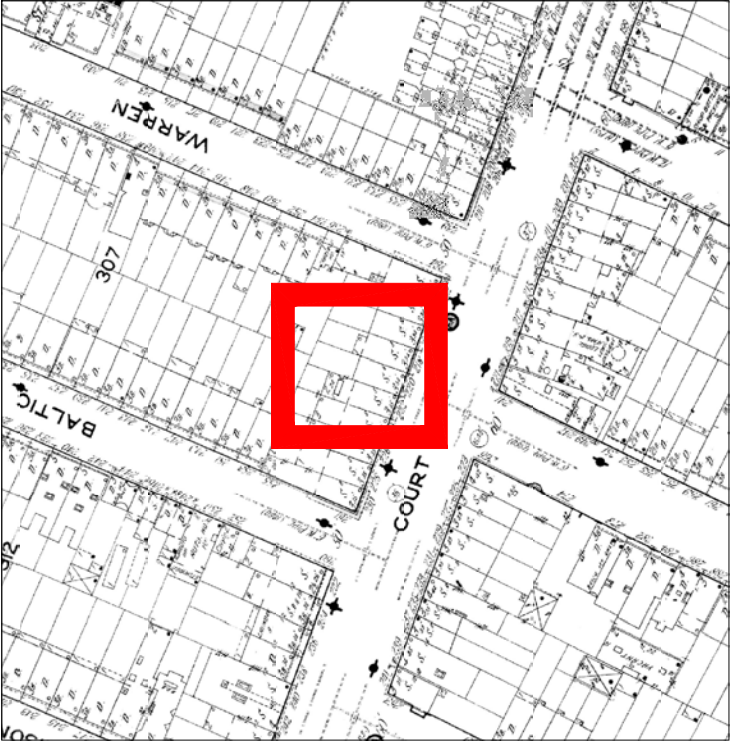
SANBORN MAPS TIMELINE



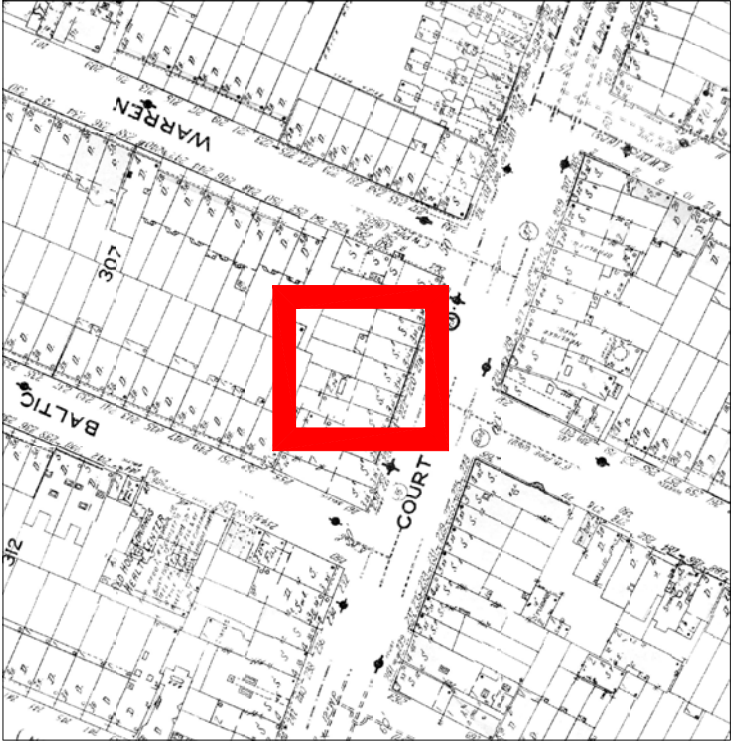
SANBORN MAPS TIMELINE



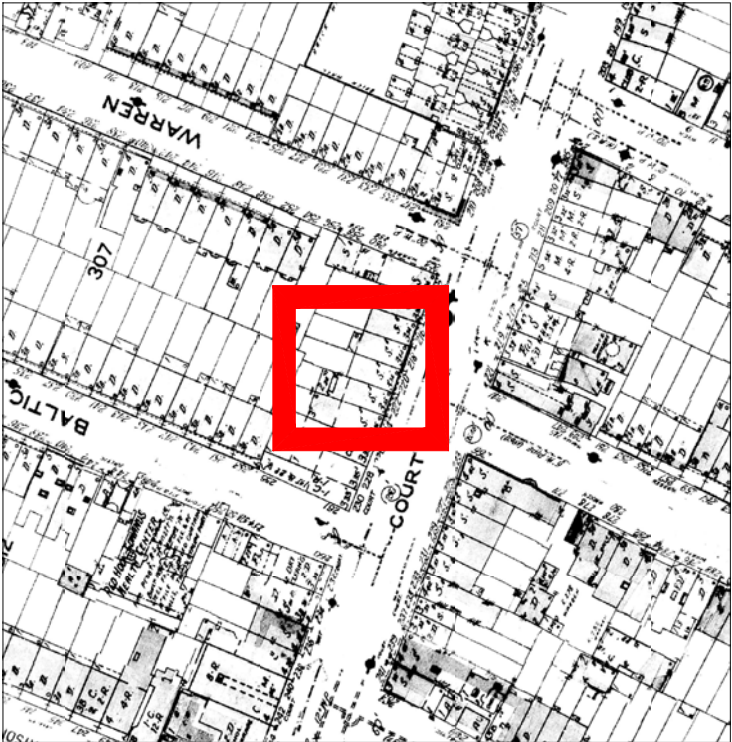
1886



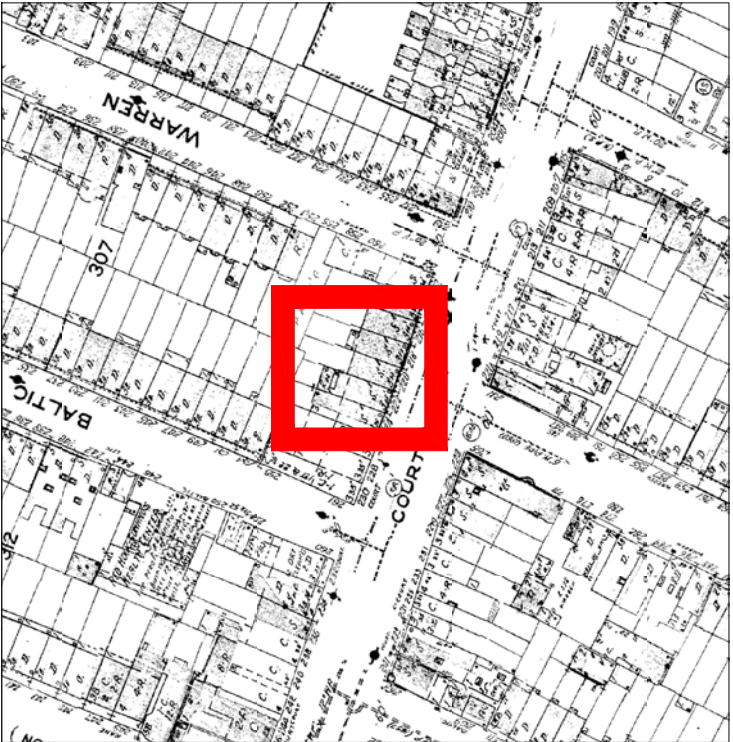
1915



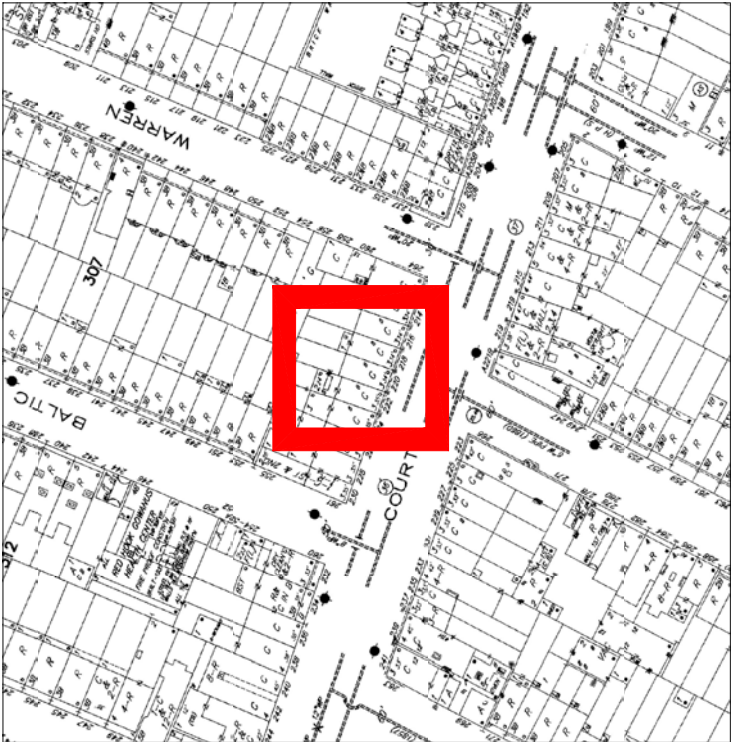
1950



1979

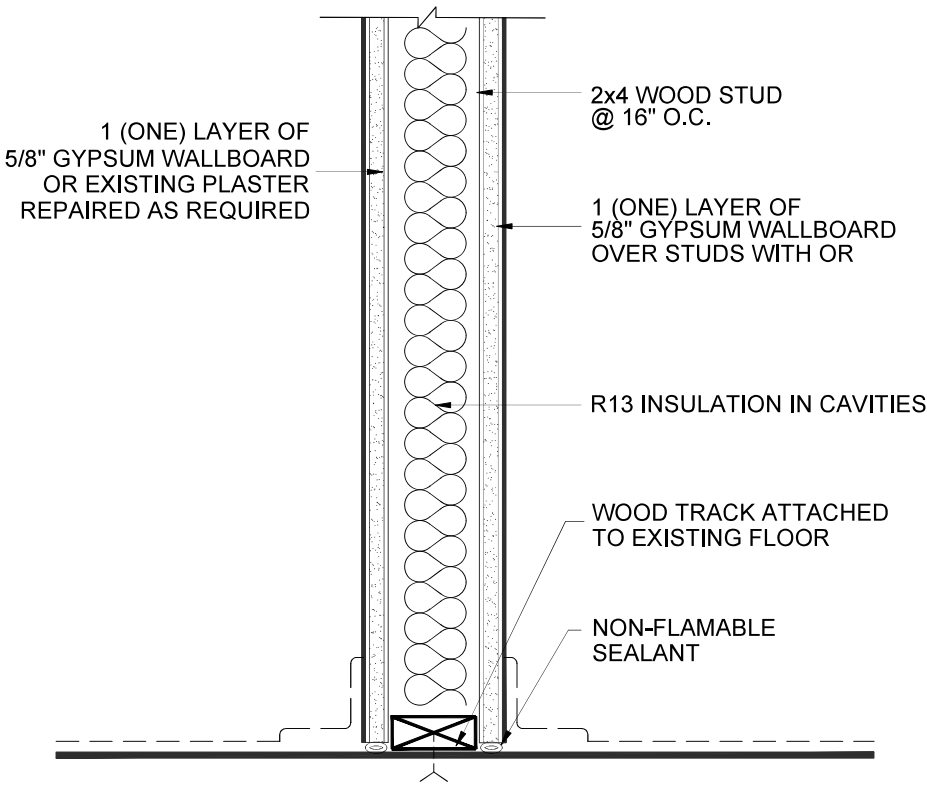


2001

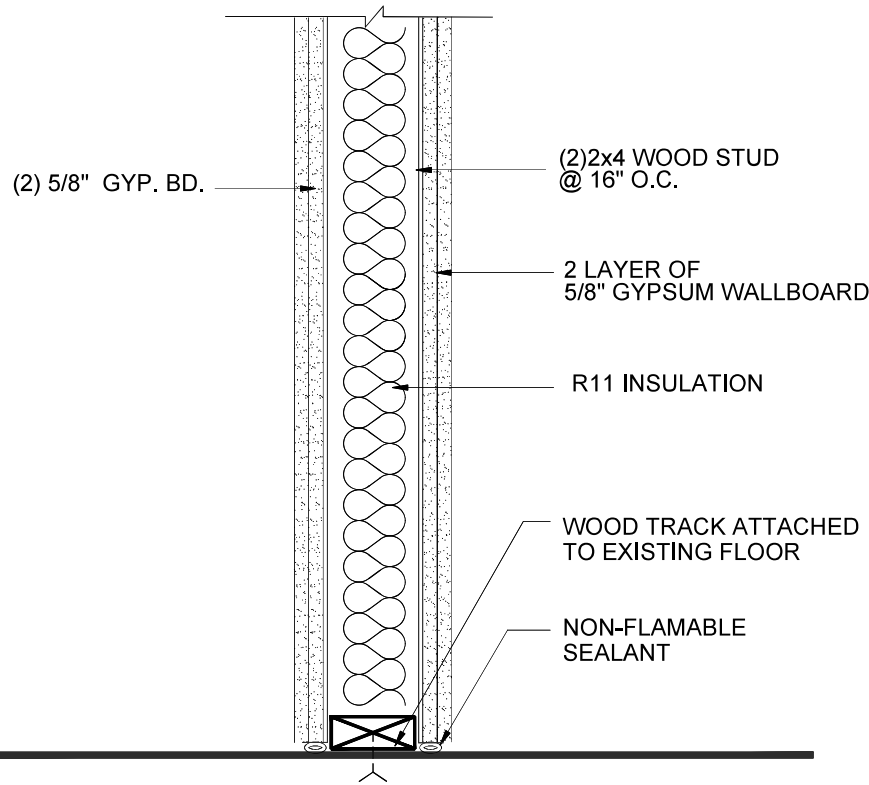


2007

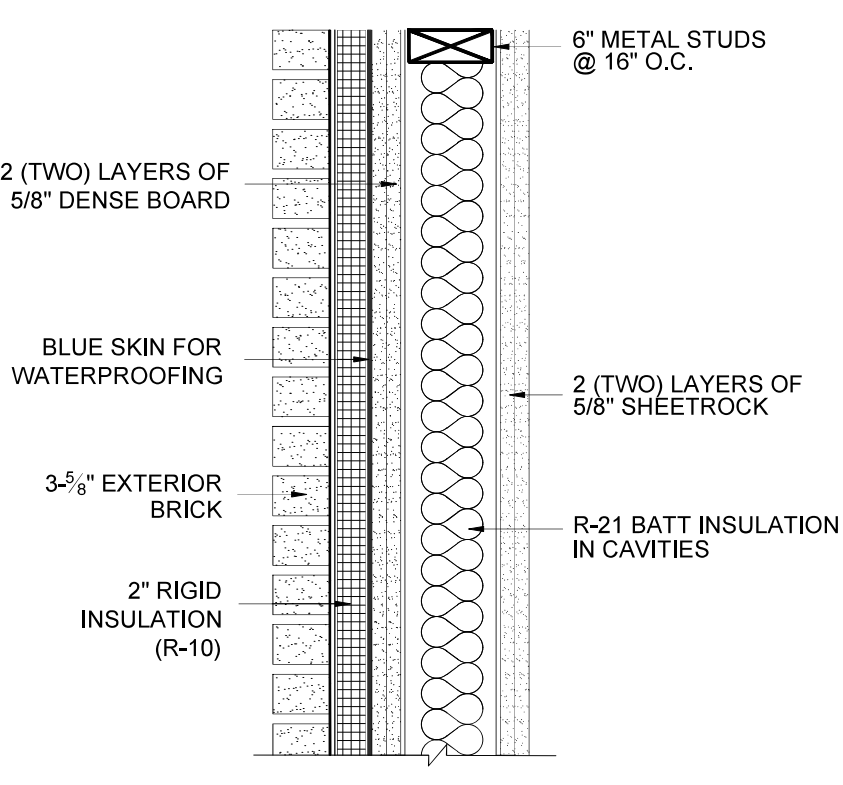
PROPOSED WALL TYPE DETAILS



TYPICAL INTERIOR WALL 1HR (W1)
NOT TO SCALE



2HR TYPICAL INTERIOR WALL (W2)
NOT TO SCALE



2HR TYPICAL EXTERIOR WALL (W3)
NOT TO SCALE

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